



**City of Greer**  
**Planning Commission Minutes**  
**November 19, 2018**

**Members Present:** Judy Jones, Vice Chairman  
John Holland  
Walden Jones  
William Lavender  
Brian Martin

**Member(s) Absent:** Mark Hopper, Chairman  
Suzanne Traenkle

**Staff Present:** Kelli McCormick, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator

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**I. Call to Order**

Ms. Jones called the meeting to order and read the opening remarks to begin the meeting.

Mr. Martin stated he would recuse himself from SUB 2018-30 Suber Branch Preliminary Plat Review.

**II. Public Forum**

Ms. Jones read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

**III. Minutes of the Planning Commission Meeting**

**ACTION** – Mr. Holland made a motion to approve the minutes from the October 15, 2018 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 0. Mr. Martin abstained from the vote. Mr. Hopper and Ms. Traenkle were absent from the vote.

**IV. Public Hearing**

Ms. Jones read a brief statement about conducting the public hearing section of the meeting.

**A. AN 2018-13**

Ms. Jones opened the public hearing for AN 2018-13.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

**B. AN 2018-17**

Ms. Jones opened the public hearing for AN 2018-17.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

**C. RZ 2018-15**

Ms. Jones opened the public hearing for RZ 2018-15.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

**D. RZ 2018-16**

Ms. Jones opened the public hearing for RZ 2018-16.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

**E. RZ 2018-17**

Ms. Jones opened the public hearing for RZ 2018-17.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

**V. Old Business**

There was no old business.

**VI. New Business**

**A. AN 2018-13**

Ms. Jones read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-13.

Ms. McCormick presented the staff analysis and recommendation for the request.

Mr. Martin asked staffed to identify other properties with R-12 zoning near the request. Staff used the zoning map to identify those areas.

Paul Harrison, Bluewater Civil Design, advised the developer intended to use the property for a single family detached subdivision.

Staff advised that the preliminary plat for any development would be brought before the Planning Commission after submittal.

**ACTION** - Mr. Jones made a motion to approve AN 2018-13. With no second, the motion failed.

The Commission, staff and the applicant discussed different density and zoning options.

**ACTION** - After a detailed discussion of density in the area, Mr. Lavender made a motion to amend the request to R-12 zoning classification for AN 2018-13 in order to better fit the surrounding area. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Martin made a motion to approve the amended request for AN 2018-13 for R-12 zoning. Mr. Holland seconded the motion. The motion carried with a vote on 5 to 0.

**B. AN 2018-17**

Ms. Jones opened the business meeting for AN 2018-17.

Ms. McCormick presented the staff analysis and recommendation for the request.

Daniel Esteban, Alliance Consulting Engineers, representing the applicant, gave a brief overview of the request.

**ACTION** - Mr. Lavender made a motion to approve AN 2018-17. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0.

**C. RZ 2018-15**

Ms. Jones opened the business meeting for RZ 2018-15.

Ms. McCormick presented the staff analysis and recommendation for the request.

Michael Grasso, applicant for the request, gave a brief history of the zoning and a brief overview of the request.

**ACTION** - Mr. Martin made a motion to approve RZ 2018-15. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

**D. RZ 2018-16**

Ms. Jones opened the business meeting for RZ 2018-16.

Ms. McCormick presented the staff analysis and recommendation for the request.

Douglas Fowler, applicant for the request, gave a brief history and overview of the request.

**ACTION** - Mr. Lavender made a motion to approve RZ 2018-16. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.

**E. RZ 2018-17**

Ms. Jones opened the business meeting for RZ 2018-17.

Ms. McCormick presented the staff analysis and recommendation for the request.

Brock Fankhauser, applicant with NewStyle Communities, gave a brief overview of the request.

**ACTION** - Mr. Holland made a motion to approve RZ 2018-17. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

**F. SUB 2018-29 The Courtyards at Greer Preliminary Plat Review**

Ms. Jones opened the business meeting for SUB 2018-29.

Ms. McCormick presented the information for the preliminary plat and staff's recommendation.

Brock Fankhauser, applicant with NewStyle Communities, gave a brief overview of the request.

Mr. Martin started a discussion with staff and the Commission to require a buffer between the two proposed phases of development.

**ACTION** – After a brief discussion about buffering the two phases of development, Mr. Martin made a motion to approve SUB 2018-18 with the following requirements: that a 25ft buffer be shown along the northern boundary line separating phase 1 and phase 2 of the development, until such time as the preliminary plat for phase 2 is approved, where that buffer can then be removed. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

**G. SUB 2018-18 Colt's Neck FDP**

Ms. Jones opened the business meeting for SUB 2018-18.

Ms. McCormick presented the information for the Final Development Plan and staff's recommendation.

Paul Harrison, Bluewater Civil Design, gave a brief history and overview of the request

**ACTION** - Mr. Holland made a motion to approve SUB 2018-18 with the following requirements: that a 6ft screening or landscaping of any combination of a hedge, trees, fencing, or applicable materials must be added along the top three contiguous properties on the Northeast corner of the site. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

**H. SUB 2018-30 Suber Branch Preliminary Plat Review**

Mr. Martin recused himself from SUB 2018-30 and stepped down from the panel.

Ms. Jones opened the business meeting for SUB 2018-30.

Ms. McCormick presented the information for the preliminary plat and staff's recommendation.

Jamie McCutchen with Davis and Floyd, applicant for the request, was available to answer any questions from the Commission.

**ACTION** - Mr. Lavender made a motion to approve SUB 2018-30. Mr. Jones seconded the motion. The motion carried with a vote of 4 to 0. Brian Martin recused himself from the vote.

Brain Martin returned to the panel.

**I. 2019 Calendar Dates**

**ACTION** – Mr. Holland made a motion to approve the proposed 2019 calendar dates. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.

**VII. Other Business**

**Planning and Zoning Report**

Ms. McCormick updated the Commission on the training opportunity being held at City Hall for the members to receive their required credits and plans for the training during the 2019 year.

**VIII. Executive Session**

There was no executive session.

**IX. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 7:50pm.